

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, October 3, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, October 3, 2019, at 1:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA

COMMISSION ON CHICAGO LANDMARKS

Regular Meeting – Thursday, October 3, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

- ## **1. Approval of the Minutes of Previous Meetings**

Regular Meeting of September 5, 2019

- ## 2. Final Landmark Recommendation

**THE PROMONTORY APARTMENTS
5530-5532 South Shore Drive**

WARD 5

- ### 3. Report from Public Hearing and Final Landmark Recommendation

CLAREMONT COTTAGE DISTRICT

WARD 28

1000-block of South Claremont Avenue between West Taylor and West Grenshaw Streets, and 2342 West Grenshaw Street

Public Hearing held: Monday, September 9, 2019

City Hall, 121 North LaSalle Street, Room 1003-A

9:30 a.m.

Rev. Richard Tolliver, Hearing Officer

- 4. Recommendation to City Council for Approval of Class L Property Tax Incentive**

MOTOR ROW DISTRICT

WARD 3

2300 South Indiana Avenue

- ## 5. Thematic Framework Analysis for Landmarks - Informational

- ## 6. Program Committee Report

Recommendations to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:

GAGE PARK BUNGALOW HISTORIC DISTRICT

WARDS 14, 15, 16

Bounded generally on the north by West 55th Street, on the east by South Washtenaw Avenue; on the south by West 59th Street and on the west by South Sacramento Avenue

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was September 16, 2019)

7. Permit Review Committee Reports

Report on Projects Reviewed at the September 5, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of September 2019

8. Announcements

A. Schedule for a Public Hearing on Final Landmark Recommendation

The request-for-consent period expired September 17, 2019. A public hearing will be held:

Date: Wednesday, October 16, 2019
Location: City Hall, 121 North LaSalle Street, Room 1103
Time: 1:00 p.m.
Hearing Officer: Gabriel Ignacio Dziekiewicz

B. 2019 Preservation Excellence Awards

Date: Monday, October 28, 2019
Time: 4:00 p.m. to 5:00 p.m. (Registration begins at 3:30 p.m.)
Location: Chicago Architecture Center
111 East Wacker Drive
Joan and Gary Gandy Lecture Hall

9. Adjournment

NOTICE OF PUBLIC MEETING

**PERMIT REVIEW COMMITTEE
THURSDAY, October 3, 2019
City Hall, 121 N. LaSalle St., Room 201-A**

1:30 p.m.

AGENDA:

- 1. 226 W. Jackson** **42nd Ward**
Proposed Chicago & North Western Railway Building
Proposed exterior and interior renovation for hotel use including construction of a new one-story rooftop addition, new entrances on Franklin Street elevation, and other alterations.
- 2. 1000 S. Michigan** **4th Ward**
Historic Michigan Boulevard District
Renewal of expired approval for a new 73-story, 832' residential tower with ground-floor retail and a 10-story parking structure at the base and consideration of proposed exterior cladding materials.
- 3. 108 W. Germania** **2nd Ward**
Germania Club Building
Proposed renovations of interior space at the mezzanine level, ballroom level, and balcony level to accommodate office use.
- 4. 1125 N. Hoyne** **2nd Ward**
Ukrainian Village District
Proposed construction of new one-story garage to replace existing on corner property.
- 5. 3601 N. Harding** **30th Ward**
Villa District
Proposed expansion of existing masonry garage with new roof deck on corner property.
- 6. 6270 N. Louise** **39th Ward**
Old Edgebrook District
Proposed new rear addition to corner single-family residence, replacement of non-historic siding, and new garage.

7. 905 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed new 17'-9" long by 4'-3" tall reverse lit channel letter sign reading "Mondelez International", new plaque and canopy signage.

Dijana Cuvalo, AIA

Historic Preservation Division

Bureau of Planning, Historic Preservation & Sustainability

Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, October 3, 2019

1. 226 W. Jackson

42nd Ward

Proposed Chicago & North Western Railway Building

Proposed exterior and interior renovation for hotel use including construction of a new one-story rooftop addition, new entrances on Franklin Street elevation, and other alterations.

Applicant: Robert Braziunas, Phoenix Development
Hartshorne Plunkard Architecture (HPA), architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 6, 7, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark property and approve the project with the following conditions:

1. The new 1-story rooftop addition is approved as proposed. Metal cladding shall have a dark color with a non-reflective finish and a material sample shall be submitted with the permit application;
2. As proposed, masonry repair and replacement where necessary shall be completed to address all exterior wall condition issues. Masonry cleaning specifications and repair/replacement details shall be included with the permit application. Samples of any replacement stone, patching, and any new masonry and mortar shall match the historic in size, color, profile, texture and type and shall be reviewed and approved by Historic Preservation staff prior to order and installation;
3. As proposed, the new upper floor windows on the north elevation shall match the existing windows in size, glass size, and operation. Existing and proposed window details shall be submitted with the permit application;
4. New entrances on Franklin elevation are approved as proposed. Details of the new stone entry surround, new entry in the adjacent bay, as well as details of the new storefronts/entrances shall be submitted with the permit plans;
5. No canopies are proposed as part of the project at this time. Should new canopies be proposed in the future, the proposal

- will require a separate review and decision by the Permit Review Committee; and,
6. No exterior signage is approved at this time. The applicant shall provide a sign package illustrating the number, size, design, and attachment details for all proposed signage for Historic Preservation staff review and approval when developed. Signage shall not overwhelm, obscure or damage any significant historic features.

2. 1000 S. Michigan

4th Ward

Historic Michigan Boulevard District

Renewal of expired approval for a new 73-story, 832' residential tower with ground-floor retail and a 10-story parking structure at the base and consideration of proposed exterior cladding materials.

Applicant: 1000 S. Michigan, LLC: Jerry Karlick, JK Equities
Phil Castillo, JAHN

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* and the *Design Guidelines for the Historic Michigan Boulevard District* therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. As proposed, staff recommends that the exterior changes outlined are minor and may be approved as submitted per drawings dated 7/18/19;
2. As proposed the cladding samples for the tower spandrels and parking enclosure will be mill-finish aluminum (5005 Aluminum Mill Finish produced by Peterson Aluminum), the window frames and passage screens shall be a matte steel finish (1078-47 MTA Fluoronar, Dark Steel, 49644B produced by TNEMEC Co.) and the glass shall have a grey color (AGC Interpane Ipasol neutral 48/27) per submitted samples; and,
3. Any major changes to the proposal will come back for review and approval by the Permit Review Committee.

3. 108 W. Germania

2nd Ward

Germania Club Building

Proposed renovations of interior space at the mezzanine level, ballroom level, and balcony level to accommodate office use.

Applicant: Matt Duhig, R2 Core, 108, LLC, owner
Tumu Studio, Huili Feng, architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 5, 6, 9 and 10 of the U.S. *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed the existing carpeting on the ballroom stair and lobby will be removed and existing flooring repaired or new matching wood flooring installed;
2. Any coring through historic floors shall be minimized as much as possible, and permit plans shall indicate where all holes will be made;
3. The door modifications on the north elevation of the ballroom are approved, provided that the historic wainscoting shall be retained and reinstalled as necessary and the door surround shall match that of the ballroom lobby doors;
4. The applicant shall perform a historic color analysis to confirm whether white is the original color for the space. If the analysis shows a different color scheme they may either utilize the historic scheme subject to staff review and approval of all documentation, or retain the existing color scheme; and,
5. As proposed the non-historic lighting fixtures may be removed and replaced with modern fixtures. The permit plans shall include all lighting fixture locations and section details to confirm that linear perimeter lighting will remain hidden as much as possible subject to staff review and approval.

4. 1125 N. Hoyne

2nd Ward

Ukrainian Village District

Proposed construction of new one-story garage to replace existing on corner property.

Applicant:

Millie Aroya, owner
Georges Garages & Doors, contractor

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the U.S. *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. As proposed, new fiber cement siding shall have a smooth finish with a 4" lap exposure;
2. As proposed, two paneled garage doors separated by a pier shall be installed on the east elevation. Garage door cut sheet shall be submitted with permit application; and,
3. A window shall be added to the sidewalk elevation of the garage in order to break up the blankness of the wall and make the design more compatible with the character of the district. An elevation showing window location and size shall be submitted with permit application.

5. 3601 N. Harding

30th Ward

Villa District

Proposed expansion of existing masonry garage with new roof deck on corner property.

Applicant: Edward Brosius, owner
Ashley Freeland Miller, AFM Architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the U.S. Secretary of the Interior's *Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following condition:

1. The garage addition and new roof deck are approved as shown in drawings dated 9/17/19;
2. The new garage doors are approved as proposed. New garage door cut sheets shall be submitted with permit application; and,
3. As proposed, any removed masonry shall be salvaged for reuse. Any new masonry required shall match the historic in color, size, texture, and appearance. New mortar will match the historic in color, type/strength, texture, and joint profile.

6. 6270 N. Louise

39th Ward

Old Edgebrook District

Proposed new rear addition to corner single-family residence, replacement of non-historic siding, and new garage.

Applicant: Todd Church, owner
Victor Lew, Jeremy Lew and Associates, Inc., architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New*

Construction, the Commission's Wood Siding Repair and Replacement Policy, and Standards 6, 9, and 10 of the U.S. *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The one-story addition and new garage are approved as shown in drawings dated 8/19/19; and,
2. As proposed, non-historic siding shall be removed from all elevations of the existing building. Upon removal of the non-historic siding, Historic Preservation staff shall be notified and make a site visit to verify if any historic wood siding remains, to review its condition, and determine if it can be retained and repaired. If the historic wood siding can be repaired, select areas of deterioration are to be replaced in kind with wood clapboard to match design, lap exposure, profile, dimensions, and finish of the existing historic siding. If the siding cannot be repaired, new wood clapboard siding shall be installed.

7. 905 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed new 17'-9" long by 4'-3" tall reverse lit channel letter sign reading "Mondelez International", new plaque and canopy signage.

Applicant: Mondelez International, owner
South Water Signs, sign contractor

Staff Recommendation: Staff recommends that the Committee find that the project meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. Signage attachments for the proposed parapet and plaque signs are to be made at mortar joints wherever possible, and as proposed, there will not be any visible conduit installed on the exterior of the building.
2. The illumination for the parapet sign shall not change colors and shall be dimmable in order to adjust the lighting levels to ensure that they will not be a source of distraction or unwanted flashiness in the district.